

# ACTION

## **A G E N D A DESIGN REVIEW COMMITTEE Chula Vista, California**

February 3, 2003  
4:30 p.m.

**Council Chambers  
Public Service Building  
246 Fourth Avenue, Chula Vista**

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### **ROLL CALL:**

Chair Morlon P      Vice Chair Araiza P  
Members: Aguilar P   Alberdi A and Mestler E

**INTRODUCTORY REMARKS:**      Read into the record.

**APPROVAL OF MINUTES:**      December 19, 2002

The minutes of December 19, 2002 were continued due to a lack of quorum from that meeting.

### **PUBLIC HEARING:**

1.    PCM-02-05      Sav-on Drug Store  
                            (Continued from January 13<sup>th</sup> meeting)  
                            The intersection of Fourth Avenue and "C" Street, Chula Vista, CA  
                            Precise Plan project to redevelop the shopping center on the  
                            southeast corner of 4<sup>th</sup> and "C" Street in the CCD (Central  
                            Commercial Zone).

Staff Contact: Michael Walker, Associate Planner

***Action: Approved (3-0-0-2) The Committee recommends approval of the Precise Plan with the conditions stated in the Draft City Council Resolution, with the exception of landscape and the proposed pylon sign at the corner. An amendment to condition D-7 is made that states that the applicant shall obtain approval of a sign program prior to the issuance of any sign permits. The sign program shall include an alternative to the proposed pylon sign.***

2.    DRC-03-25      Sol Ben, LLC  
                            881 Kuhn Drive  
                            Chula Vista, CA  
                            Site plan and architectural elevations for two multi-tenant industrial  
                            buildings totaling 36,021 square feet.

Staff Contact: Kim Vander Bie, Associate Planner

***Action: Approved (3-0-0-2) with conditions as stated in Notice of Decision.***

3. DRC-03-27                      McArdle Associates Architects  
Eastlake Business Center, Lot 34 & 35  
Southwest Corner of Hale Place and Fenton Street, Chula Vista,  
CA  
Site plan and architectural elevations for a two-story, 34,058  
square foot office building.

Staff Contact: Dawn Van Boxtel, Associate Planner

**Action: Approved (3-0-0-2) with the conditions as stated in Notice of Decision and the following modifications. Cond. 1B shall state that the site plan shall be revised to add/amend the following: removal of three parking spaces at entrance driveways; two additional tree well islands within the parking area. Cond. 1C is deleted and replaced with the following: The trellis on top of the trash enclosure shall be removed and an alternate solution will be provided that is consistent with the design of the proposed building.**

4. DRC-03-21                      STBX Partners, LLC  
Corporate Plaza Office Building Structure  
678 Third Avenue, Chula Vista, CA  
Design Review Permit to allow for a three-level parking structure  
behind an existing three-story office building.

Staff Contact: Michael Walker, Associate Planner

**Action: The project was continued so that the applicant could address the issues raised by the DRC with respect to the design of the structure and landscaping. The DRC also recommended that staff and the applicant work with the surrounding residents to resolve their concerns with respect to privacy and security.**

#### PRELIMINARY REVIEW:

5.                                      Preliminary review of a 21-unit multi-family apartment complex at  
242 Kennedy Street, Chula Vista, CA (DRC-03-37).

Staff Contact: Harold Phelps, Associate Planner

**Action: No action taken preliminary review only.**

**BUSINESS:**

6. Review of procedures used by landscape planner to review plans and issues raised at the Heritage Landscape Forum.

Staff Contact: Garry Williams, Landscape Planner

***Action: The Committee expressed their appreciation of the presentation and encouraged Mr. Williams to provide advice or comments on landscaping issues at their meetings.***

**ADJOURNMENT:** At 7:45 p.m. to a regular meeting on Monday, February 17, 2003 at 4:30 p.m. in Council Chambers.